



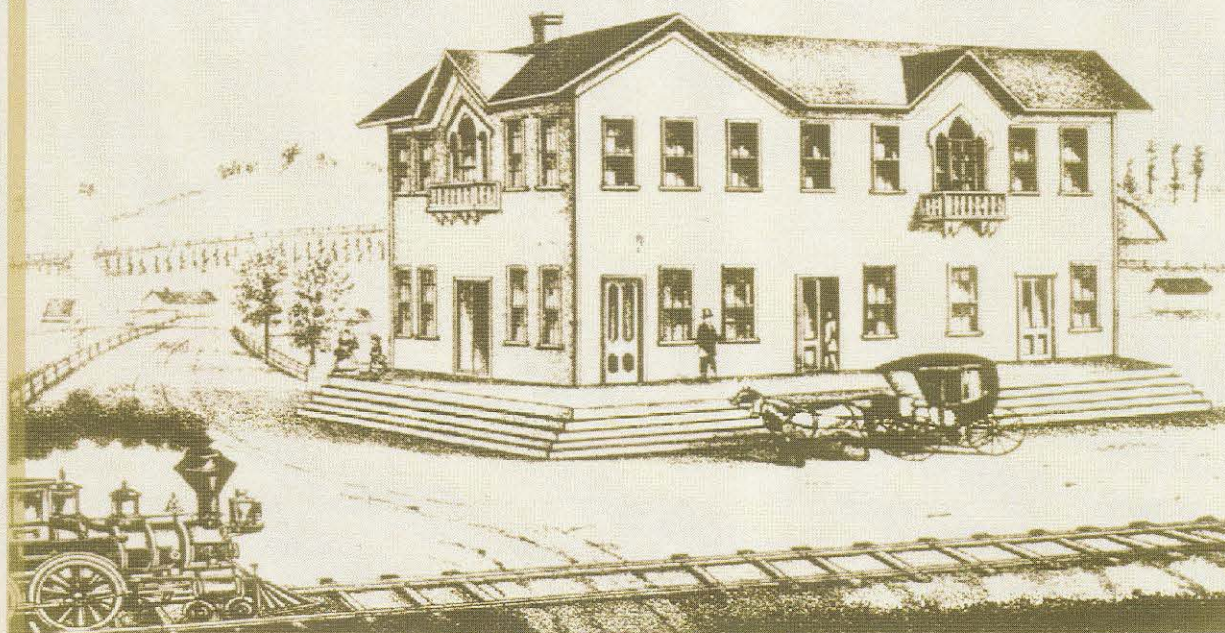
Garcia and Associates
Natural and Cultural Resource Consultants



GANDA

FINAL

FREESTONE HISTORIC DISTRICT SURVEY AND DESIGN GUIDELINES UPDATE, FREESTONE, SONOMA COUNTY, CALIFORNIA



HIND'S HOTEL, FREESTONE, SONOMA COUNTY, CAL.



August 2010

Prepared for:

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Revised by Painter Preservation & Planning
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EXECUTIVE SUMMARY

The County of Sonoma commissioned Garcia and Associates (GANDA) to prepare a Survey and Design Guidelines Update for the Freestone Historic District to inventory and update the documentation for this historic district, which was designated by the Sonoma County Landmarks Commission (Landmarks Commission) in 1974. An update of these guidelines, which primarily involved adding a section on design guidelines for energy efficiency in historic buildings and properties, was completed by Painter Preservation & Planning in March 2012.

The Freestone Historic District Survey and Design Guidelines Update includes the following components:

- An historic context statement for the district;
- State of California Department of Parks and Recreation (DPR) Primary Record (523A) forms for all buildings over 45 years of age in the district;
- DPR Building, Structure, and Object (523B) forms for all individually listed landmark buildings within the district;
- DPR District (523D) forms for the district;
- A list of contributing and non-contributing buildings within the district; and
- Clear, illustrated design guidelines based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

A summary of the Freestone Historic District's location, boundary, significance, and character-defining features is listed below. DPR 523 forms in Appendix C contain a complete description and evaluation of the historic district.

OVERVIEW

The Freestone Historic District is a geographically contiguous district consisting of approximately 33 buildings primarily located on one core street (Bohemian Highway) within the town of Freestone, Sonoma County, California. This rural district predominantly consists of residential buildings, although additional building types in the district include approximately five commercial buildings, one former school house building (now residential), barns, and one firehouse. Approximately 18 buildings are contributing, approximately 15 buildings are non-contributing, and eight buildings are less than 45 years old.

Freestone was first developed in the 1850s; today the rural community features primarily low-rise, wood-frame, wood-clad residential and commercial buildings in the Greek Revival, Italianate, Queen Anne styles and vernacular building types dating from 1870 to 1910. A few additional residential buildings were constructed in Freestone in the 1920 to 1940s, primarily vernacular buildings. Together these building styles impart a special sense of place.

Boundary

The Freestone Historic District's boundary encompasses the downtown section of Freestone along Bohemian Highway from Bodega Road to the northern limits of town. Three buildings in the Freestone Historic District are designated as Individual Historic Landmarks: 201 Bohemian Highway (Freestone District School); 306 Bohemian Highway (Hind's Hotel); and 500 Bohemian Highway (I.T. Ward's General Merchandise Store).

Period of Significance

The period of significance is 1870 to 1940.

Areas of Significance

Under California Register of Historic Resources (CRHR) Criterion 1, the Freestone Historic District is significant as a place that has made a significant contribution to the broad patterns of local history. The Freestone community was established during 1860-1870 as a rural community engaged in farming and logging. The growth of Freestone is closely intertwined with the development of the North Coast Pacific Railroad, a narrow gauge steam railroad that carried redwood lumber, local dairy and agricultural products, and passengers from Marin and Sonoma counties. The development of the community of Freestone was spurred by the construction of the railroad, which initially brought railroad labors to the area and provided transportation of goods from this region to the San Francisco Bay Area. Freestone as a community reflects geographical patterns associated with its settlement and growth and railway transportation.

Under CRHR Criterion 3, the Freestone Historic District is significant for its distinctive characteristics of style and period. Freestone is a small but cohesive collection of residential and a few commercial buildings from the mid-to-late 19th century in the Greek Revival, Italianate and Queen Anne styles, and vernacular building types. These buildings retain a good level of architectural integrity and exhibit many of the typical character-defining features listed below. The buildings in Freestone are well constructed and designed; the Freestone Historic District embodies a collection of buildings related in architectural design, details and materials that are a good representation of a small, 19th century rural community in Sonoma County.

Character-defining Features

- one and two story, wood-frame buildings
- wood siding – shiplap (channel rustic pattern), vertical board-and-batten, shingles
- gable roofs, including gable roofs with false fronts
- double-hung, wood-sash windows, often with multiple divided lights
- porches with shed and hip roofs, decorative balustrades and trim details
- prominent fence form is low, transparent wood picket
- building orientation with primary entrances facing the street
- residential buildings aligned with front yards serving as a transitional space between the public street and the private building entry
- commercial buildings sited close to the street
- detached free-standing garages associated with residential buildings
- buildings sited at natural grade.

FINDINGS

Within the survey area and Freestone Historic District, surveys were completed for 33 properties. The properties that were not surveyed were either vacant or under 45 years of age (note that these properties were photographed and are included in Appendix D: “Photographs of properties in the Freestone Historic District that are less than 45 years old”). Of the remaining properties, eighteen are considered contributing to the district. In this survey properties were considered non-contributing due to a loss of integrity, or because they were outside the Period of Significance for the district.

The table below summarizes the survey findings.

Contributing/Non-Contributing Properties

Historic Contributing Properties	18
Historic Non-Contributing Properties	15
Non-Historic, Non-Contributing Properties	<u>9</u>
Total	42

RECOMMENDATIONS

The greatest threat to the integrity of the Freestone Historic District as a whole is inappropriate renovations, including replacement vinyl windows and other non-characteristic features, and inappropriate infill. To date attempts have been made to blend newer buildings into the historic fabric of the district by incorporating compatible building elements, materials and forms in the newer buildings. Care should be taken that new buildings, particularly residential structures, are not out-of-scale with the rest of the district. Care should also be taken to ensure that the spatial qualities of the district, which are characteristic of a small rural community, are respected. The scale of the buildings is important, but additionally the relationships between the buildings and between buildings and the street, must be respected to protect the character of the district.

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1. INTRODUCTION

PURPOSE

The purpose of this document is to provide updated information on the historic resources within the Freestone Historic District and clear, concise guidance as to how existing and proposed new buildings and structures should be treated to maintain the district's historic character. The key to retaining Freestone's unique character is to maintain important features of the existing buildings and the landscape and views, while ensuring that changes and new construction are compatible with their surroundings. The goal of the guidelines is to retain Freestone's unique character by protecting this small, rural Sonoma County town's historic qualities that have existed and evolved for over 150 years, while preserving its attractions as a place to visit, live, work, and do business. These guidelines, as well as other incentives such as the use of the California Historical Building Code and tax advantages (under certain conditions), are also intended to assist property and business owners maintain the historic character of the town while enabling and guiding the changes that must occur in any vital community.

IN THIS DOCUMENT

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- Clear, illustrated design guidelines based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The guidelines are intended to both protect the existing character of the district and encourage compatible new construction. They are organized in the following manner. The first guidelines section in Chapter 4 on "Design Guidelines for Historic Buildings" addresses repair and maintenance of existing building materials. They then address the repair and maintenance of key building elements and features. In the second section is a discussion of "Additions to Historic Buildings." The third section on "Design Guidelines for New Construction" provides guidelines for new infill construction of all types, including accessory structures. The final section on "Energy Efficiency Measures for Historic Buildings and Properties" is also intended for all building types within the Historic District.

METHODOLOGY

Research Design

Archival research was undertaken by architectural historian Jennifer Lang to gather information about the history and development of Freestone. The primary research repositories utilized were the Sonoma County History and Genealogy Library in Santa Rosa, and the West County Historical Society in Sebastopol. Numerous primary and secondary sources have also been referenced, compiled and integrated into this document.

Field Work

The Freestone Historic District was surveyed by Jennifer Lang. During site visits in February and March 2010, Ms. Lang systematically surveyed and documented the Freestone Historic District through digital photography and field notes. Parcel and historic district boundary maps obtained from the County of Sonoma Permit & Resource Management Department (PRMD) were utilized for building identification, photo recording and field notes.

Recordation

In accordance with California Office of Historic Preservation (OHP) standards, only resources that are 45 years or older should be recorded and evaluated for potential historic significance. As construction dates were not readily available for the properties being surveyed, a visual estimate of age and integrity was the basis for recordation. As of 2010, the year 1965 is typically used as the cut-off for age-eligible properties (those older than 45 years are considered age eligible). Professional judgment was used in selecting for recordation those properties that appeared to have been constructed prior to 1965 and that appear to retain the most original forms, features, and materials (i.e. physical integrity).

For the Freestone Historic District survey update, only those properties that are 45 years or older have been recorded on State of California Department of Parks and Recreation (DPR) Primary Record (523A) and Building, Structure, and Object (523B) forms (see Appendix C). Those properties within the district that are less than 45 years old were documented with photographs (see Appendix D).

EVALUATOR QUALIFICATIONS

Diana J. Painter of Painter Preservation & Planning undertook the update of the Freestone Historic District Guidelines. Ms. Painter is an architectural historian whose qualifications meet the Professional Qualifications Standards of the National Park Service in history and architectural history, as defined in the Code of Federal Regulations, 36 CFR Part 61. She is also a 25-year member of the American Institute of Certified Planners. She holds a PhD in Architecture and a Masters Degree in Urban Planning and has 30 years of professional experience in historic preservation and urban design. She is listed as an architectural historian on the roster of consultants on file with the State of California Office of Historic Preservation's Eastern Information Center at University of California Riverside.

2. HISTORIC CONTEXT AND OVERVIEW

THE PURPOSE OF A HISTORIC CONTEXT

The significance of a historic property can only be evaluated within its historic context. A historic context identifies and explains the patterns of local, state or national history by which the importance of a property can be understood and its meaning made clear. In order to be considered historically significant, a property or resource must represent a significant part of the history, architecture, archaeology, engineering, or culture of an area, and must embody the characteristics that make it a good representative of properties associated with that aspect of the past.

In order to decide whether a property is significant within its historic context, the important historical trends must first be identified and determined significant; the property must be determined relevant and important in illustrating the historic context; and the property must possess the physical features necessary to convey that aspect of history with which it is associated. The following is a brief overview of the history of the town of Freestone, which is provided here to help explain how the contributing and non-contributing properties in the historic district are determined.

A BRIEF HISTORY OF FREESTONE

Prior to 1850, Freestone was established in the vicinity of three ranchos/land grants: Rancho Estero Americano, Canada de Pogolimi and Canada de Jonvie. General Vallejo and his family were given generous portions of land in Sonoma County by the Mexican government. In 1835, General Vallejo, through his brother-in-law John Cooper, invited three sailors James McIntosh, James Dawson and James Black to settle on a portion of this land in the Freestone vicinity. The land around the Freestone area was forested with giant redwoods, pine and other lumber trees, and was also good for farming. The three men formed a partnership to build a saw mill on Salmon Creek, and subsequently in 1839 James Black alone was granted the land from the Mexican government. A legal battle over the land ensued between McIntosh and Dawson. Dawson applied for and received the Canada de Pogolimi grant, and his widow Antoinia Caseres Dawson received a patent for the same (Thompson 1877). In 1847 Antoinia Dawson married Frederick G. Blume (a German immigrant); Blume became the manager of the Rancho Pogolome. In 1844 James Black married Mexican Mary Augustinia Sais, became a Mexican citizen, and moved his livestock out of Rancho Jonive and built an adobe dwelling near Freestone. The saw mill on the Jonive was completed and ran until 1849 by McIntosh, James Black, Thomas Butters, William Leighton, and Thomas Wood. In 1849, all the lumber from the mill was sold to F.G. Blume, and the men left for the gold mines in the foothills of California.

In 1849 Jasper O'Farrell (1817-1875) exchanged his Nicasio Rancho in Marin County for Rancho Jonive in Sonoma County, and later purchased the adjoining Rancho Estero Americano. O'Farrell, an Irishman, surveyed San Francisco, Vallejo, Benicia, Martinez, Petaluma, and San Rafael as well as lands to the north including areas of the Estero Americano (Minassian 2004). O'Farrell called this property "Analy Township." He married Mary McChristian, and they initially lived in the adobe dwelling erected at the foot of Jonive Hill near Freestone by the former owner James Black. The adobe and redwood constructed house was built in 1843, and was damaged and fell down in the 1906 earthquake. O'Farrell built a large house on his property at the northeast end of Freestone Valley known as Jonive Hill, now known as O'Farrell Hill. In 1859 O'Farrell was elected to the State Senate to represent Sonoma County. By 1860, O'Farrell fell on difficult times and had to sell off most of his Marin and Sonoma county land. In 1870, he lost his home in Freestone and moved to San Francisco.

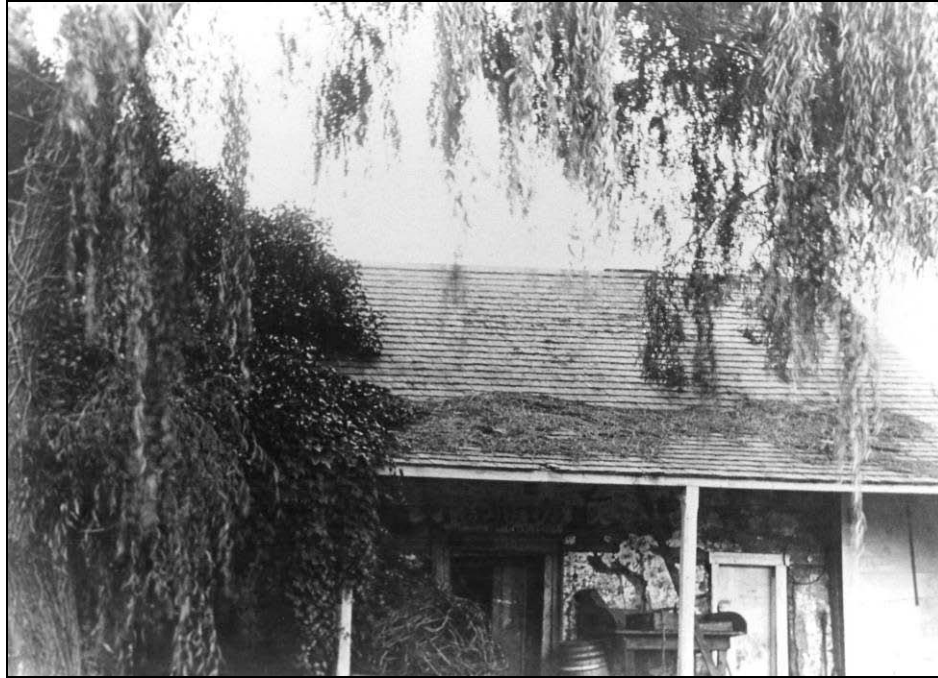


Figure 1: The O'Farrell adobe house on Analy Ranch owned by Jasper O'Farrell in Freestone (Courtesy of the West County Historical Society, Sebastopol). This building was built by James Black prior to 1844.



Figure 2: The O'Farrell house at Analy Ranch in Freestone, CA, circa 1890s (Courtesy of the West County Historical Society, Sebastopol).

Freestone was appropriately named for a quarry of sandstone in the area, which was worked and used for building purposes. A March 22, 1861 *Sonoma County Journal* article states that three men were

getting out stone from a quarry near Freestone that operated from time to time, to ship to San Francisco. The 1867 assessor's map of Freestone (one of the earliest assessor's maps that Sonoma County possesses) shows the town of Freestone with two main property owners, F.G. Blume and Thomas O'Grady. Jasper O'Farrell is listed as owning five hundred and sixty acres in the Freestone Valley (Minassian 2004). In 1849, Freestone had a saloon with a small attached store (built by Ferdinand Harbordt), and in 1850 a larger store was constructed by S. Bruggerman. In 1853 a stagecoach line started operation with Freestone as one of its stops. Also in 1853, F.G. Blume built a two-story hotel on 12 acres of operated by Dobs, W. H. Sailhardt built a blacksmith shop, and Thomas O'Grady built a second blacksmith shop. The Freestone Inn was located on 12 acres of land. In 1864 Blume sold the hotel and land to Thomas O'Grady. The Freestone Inn burnt down on September 27, 1861.



Figure 3: The Freestone Inn (or Freestone Hotel) built by F.G. Blume in 1853 and operated by Dobs.

In 1876, the North Pacific Coast Railroad Company came to the Bodega Bay region. The narrow gauge railroad ran from Point Reyes Station on Tomales Bay, along the eastern side of Tomales Bay to Tomales, and Valley Ford, Freestone, Occidental, Camp Meeker, Monte Rio, Duncan Mills, and Cazadero. The depot in Freestone, located ½ -mile north of Lower Freestone, was a gable roofed building with vertical wood siding (Figure 4). Hollis B. Hinds, a farmer who owned land near O'Farrell Hill, built Hind's Hotel, a thirty-two room hotel near the new depot in Freestone in August 1876, just before the railroad reached Freestone in September (Figure 5). The train began running to Freestone in September 1876, and Hinds' Hotel did a good business providing lodgings for railroad workers (*Sonoma County Journal*, August 25, 1876) (Trussell 1960). The train provided transportation of wood products from the surrounding lumber mills in the area, such as cut cordwood and tanbark, as well as produce (potatoes, hay, rice and fruit such as apples and peaches) and dairy products (butter) to San Francisco. In 1902 the North Pacific Coast Railroad was purchased by

the North Pacific Coast Company who changed the name to North Shore Railroad, and in 1907 the railroad was purchased by the Santa Fe and South Pacific Railroad who changed the name to Northwestern Pacific Railroad. In 1930 due to competition with automobiles and trucking companies, the railroad service was stopped, the railroad was discontinued, and the tracks were removed.



Figure 4: Freestone Depot circa 1888 (Courtesy of the Sonoma County History and Genealogy Library, Santa Rosa).



Figure 5: Hind's Hotel, Freestone, constructed circa 1876 (Courtesy of the Sonoma County History and Genealogy Library, Santa Rosa).

In the 1870-1880s a one-room school house was constructed in Freestone on a bluff near Salmon Creek for the educational needs of the children within the community. The prominent Greek Revival style building was used as a school house until circa 1958, and today it is used as a private residence. In 1881, F.G. Blum deeded property for the construction a Methodist Church in lower Freestone, Reverend C.G. Milnes was the minister. This building no longer exists, and a second Methodist Church was built in 1907 also located in lower Freestone near the present location of Freestone Vineyards, and was demolished in 1960s (Figure 6).



Figure 6: The Freestone Methodist Church circa 1960 (no longer standing). Constructed circa 1907, this was the second Methodist Church in Freestone (Courtesy of the West County Historical Society, Sebastopol).

By the 1880s, lower Freestone (the area west of the intersection of Bodega Highway and Bohemian Highway, and upper Freestone (the area around the present day Freestone Store) had developed into a community with residences and businesses such as a hotel, blacksmith shops, stables, saloons, a butcher shop, a saw mill, general stores, a tannery, and a post office (Minassian 2004). There was not substantial change in the community into the first few decades of the 1900s. A few additional residential and commercial buildings were constructed in the 1920 and 1940s. When the railroad was discontinued in 1930, the era of development and prosperity in Freestone ended.

HISTORIC OVERVIEW

In addition to being considered significant within its historic context, a property or district must possess the physical features necessary to convey that aspect of history with which it is associated. The following is a brief overview of the history and physical features of the town of Freestone. To augment this description, see the Chapter 4 section entitled “Built Environment.”

Description

The Freestone Historic District is a geographically contiguous district consisting of approximately 33 buildings primarily located on one core street (Bohemian Highway) within the town of Freestone, Sonoma County, California. This rural district predominantly consists of residential buildings, although additional building types in the district include approximately five commercial buildings, one former school house building (now residential), barns, and one firehouse. Approximately 18 buildings are contributing, approximately 15 buildings are non-contributing, and eight buildings are less than 45 years old.

Freestone was first developed in the 1850s; today the rural community features primarily low-rise, wood-frame, wood-clad residential and commercial buildings in the Greek Revival, Italianate, Queen Anne styles with vernacular building types dating from 1870 to 1910. A few additional residential, primarily vernacular buildings were constructed in Freestone in the 1920 to 1940s. Together these building styles impart a special sense of place.

Boundary

The Freestone Historic District's boundary encompasses the downtown section of Freestone along Bohemian Highway from Bodega Road to the northern limits of town. Three buildings in the Freestone Historic District are designated as Individual Historic Landmarks: 201 Bohemian Highway (Freestone District School); 306 Bohemian Highway (Hind's Hotel); and 500 Bohemian Highway (I.T. Ward's General Merchandise Store).

Period of Significance

The period of significance is 1870 to 1940.

Areas of Significance

Under California Register of Historic Resources (CRHR) Criterion 1, the Freestone Historic District is significant as a place that has made a significant contribution to the broad patterns of local history. The Freestone community was established during 1860-1870 as a rural community engaged in farming and logging. The growth of Freestone is closely intertwined with the development of the North Coast Pacific Railroad, a narrow gauge steam railroad that carried redwood lumber, local dairy and agricultural products, and passengers from Marin and Sonoma counties. The development of the community of Freestone was spurred by the construction of the railroad, which initially brought railroad labors to the area and provided transportation of goods from this region to the San Francisco Bay Area. Freestone as a community reflects geographical patterns associated with its settlement and growth and railway transportation.

Under CRHR Criterion 3, the Freestone Historic District is significant for its distinctive characteristics of style and period. Freestone is a small but cohesive collection of residential and a few commercial buildings from the mid-to-late 19th century in the Greek Revival, Italianate, and Queen Anne styles and vernacular building types from the same eras. These buildings retain good architectural integrity and exhibit many of the typical character-defining features listed below. The buildings in Freestone are well constructed and designed; the Freestone Historic District embodies a collection of consistent elements of architectural design, details and materials that are representative of a small, rural community of late 19th century Sonoma County.

Character-defining Features

- one and two story, wood-frame buildings
- wood siding – shiplap (channel rustic pattern), vertical board-and-batten, shingles
- gable roofs, including gable roofs with false fronts
- double-hung, wood-sash windows, often with multiple divided lights

- porches with shed and hip roofs, decorative balustrades and trim details
- prominent fence form is low, transparent wood picket
- building orientation with primary entrances facing the street
- residential buildings aligned with front yards serving as a transitional space between the public street and the private building entry
- commercial buildings sited close to the street
- detached free-standing garages associated with residential buildings
- buildings sited at natural grade.

3. THE DESIGN REVIEW PROCESS

APPLICABLE REGULATIONS

The regulatory framework outlined below offers an overview of federal, state, and local criteria used to assess the historic significance and eligibility of a building, structure, object, site, or district for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and as a Sonoma County Historic Landmark or Historic district. These criteria were used to evaluate the Freestone Historic District for listing in the California Register and to justify its continued listing as a Sonoma County Historic District.

National Register Criteria for Evaluation

An historic property or historic district's significance is determined using the National Register Criteria for Evaluation, which state that a historic property may be any district, site, building, structure, or object:

- A. that is associated with events that made a significant contribution to the broad patterns of our history (Criterion A);
- B. that is associated with the lives of persons significant to our past (Criterion B);
- C. that embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); and/or
- D. that has yielded, or may be likely to yield, information important in prehistory or history (Criterion D) (36 CFR 60.4).

In addition to meeting one of more of the above Criteria, a property or historic resource must also retain integrity. The historic property or historic district must retain sufficient integrity to convey the reasons for its significance. To retain historic integrity, a property must possess most of the aspects of integrity and will usually retain those aspects of integrity most relevant to its significance (Andrus, 1995:44). The National Park Service recognizes seven aspects of integrity, which are used to determine whether a property or district retains the physical characteristics corresponding to its historic context:

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

- ***Workmanship*** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- ***Feeling*** is a property's expression of the aesthetic or historic sense of a particular period of time.
- ***Association*** is the direct link between an important historic event or person and a historic property.

The integrity of a historic district is determined by assessing the percentage of buildings and structures within the district that retain individual integrity. Typically between 50 and 60 percent of a district must retain integrity in order for it to be considered a historic district, although there is no set standard.

If a property or district is determined eligible for inclusion in the National Register, then it is automatically eligible for inclusion in the California Register. If a resource does not have sufficient integrity to be listed on the National Register, it may still be eligible for the California Register, which allows for a slightly lower level of integrity.

[Note that buildings and structures less than 50 years old do not meet the National Register criteria unless they are of exceptional importance, as stipulated under Criteria Consideration G and described in the National Park Service Bulletin No. 22, *How to Evaluate and Nominate Potential National Register Properties that Have Achieved Significance within the Last 50 Years* (Sherfy, 1998).]

California Register Eligibility Criteria

All resources listed in or formally determined eligible for listing in the NRHP are eligible for listing in the California Register. The California Register is a listing of State of California resources that are significant within the context of California's history. Additionally, properties designated under municipal or county ordinances are also eligible for listing in the California Register. For listing, a historic resource must be significant at the local, state, or national level with respect to one or more of the following criteria as defined in the California Code of Regulations Title 14, Chapter 11.5, Section 4850:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Designating Historic Properties in Sonoma County

Properties that are listed on a local register or identified as significant in a local historic resource survey are also recognized by the State of California as historic resources for planning and regulatory

purposes or for purposes of compliance with the California Environmental Quality Act (CEQA) if they are identified or listed through approved processes. The California Register includes the following:

(4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission; and (5) Local landmarks or historic properties designated under any municipal or county ordinance (California Code of Regulations Title 14, Chapter 11.5, Section 5024.1).

Sonoma County recognizes two types of historic resources; Historic Landmarks and Historic Districts (note that these may include sites, buildings, structures, objects and/or districts, landscapes and/or landscape features). Below is a discussion of each resource type.

Historic Landmarks. A Sonoma County Historic Landmark is an individual or group of historic sites, buildings, structures, and/or objects that the Landmarks Commission has determined to be significant based on criteria for listing on the California Register. The Historic Landmarks in the County consist primarily of buildings and/or structures, although there are also historic sites, objects and landscapes in the County. Historic Landmark properties are so designated by adoption of an overlay zone, Historic District (HD), for the property, which allows for the preservation and regulation of the exterior of existing buildings and structures. The preservation and regulation of historic buildings and structures is accomplished through the design review process undertaken by the Sonoma County Landmarks Commission.

Historic Districts. A Sonoma County historic district is a specific area of the County in which there is a significant concentration or continuity of sites, buildings, structures, and/or objects of historic merit or which represent an historic theme important to Sonoma County, the State of California, or the country, and which the Landmarks Commission has determined to be significant based on the criteria for listing on the California Register. The historic districts in the County consist primarily of buildings and structures, although there are also sites, objects and landscapes within the districts of historic merit which may also be regulated. Properties in historic districts are also so designated by adoption of an overlay zone, Historic District (HD), for the properties in the district. The preservation and regulation of historic districts is also accomplished through the design review process undertaken by the Sonoma County Landmarks Commission.

THE DESIGN REVIEW PROCESS

The Sonoma County Landmarks Commission

The design review process for historic resources in Sonoma County is undertaken by the Sonoma County Landmarks Commission. The Landmarks Commission was established in 1974 under Ordinance No.1768. The mission of the Landmarks Commission is to protect those structures, groups of structures, sites, and areas that are reminders of past eras; events and persons important in local, state, or national history; and/or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the County and its communities (*Sonoma County Landmarks Commission Bylaws*). The Commission designates Historic Landmarks and Historic Districts, reviews development proposals and related activities concerning historic resources, and administers the Historic Resources Preservation Program. By ordinance the Landmarks Commission consists of one resident from each of the five Supervisorial Districts, appointed by the Board of Supervisors. The County Permit and Resource Management Department assigns County staff to assist with carrying out the Landmark Commission's responsibilities.

Design Review in Sonoma's Historic Districts

The Landmarks Commission reviews proposals for the following project types within a historic district: 1) the repair, alteration and/or addition to the exterior of an existing building or structure; 2) the construction of new buildings and structures; and 3) the demolition of existing buildings and structures. The Landmarks Commission evaluates proposals for their consistency with the Secretary of Interior's Standards (typically the Secretary of Interior's Standards for Rehabilitation), and the applicable design guidelines.

The process for reviewing a proposal is as follows. The applicant for a development or related project proposed in a historic district files an Administrative Design Review (ADR) application at the Permit and Resource Management Department and supplies the required supporting materials. Once these materials are determined to be sufficient to explain the proposal, a public hearing before the Landmarks Commission is scheduled. A Notice of Public Hearing before the Landmarks Commission is mailed to all property owners in the historic district.

At the public hearing the Landmarks Commission takes comments from the public on the design of the proposed development project and determines whether it is consistent with the *Secretary of the Interior's Standards* and the applicable historic district design guidelines. If the project design is not consistent with these standards and guidelines, the Landmarks Commission may require changes to the proposal so that it is consistent with the standards and guidelines, and preserves the historic associations, historic character, and architectural qualities of the historic district.

Note that the Landmarks Commission has the following responsibilities with respect to projects within a designated historic district. The Commission may:

- Approve, approve with conditions, or deny a proposed demolition;
- Approve, approve with recommendations, or deny an alteration to an existing building or structure;
- Approve, approve with recommendations, or deny the construction a new building or structure; and
- Approve, approve with recommendations, or deny the relocation a building or structure.

The Sonoma County Landmarks Commission meets monthly at the Permit and Resource Management Department Hearing Room at 2550 Ventura Avenue in Santa Rosa, California. Further information regarding Sonoma County Landmarks Commission public hearings may be obtained at their website: <http://www.sonoma-county.org/prmd/b-c/lc/index.htm>.

All work within the Freestone Historic District must also comply with Sonoma County Building Codes (unless use of the California Historical Building Code is possible – see discussion below) and applicable zoning ordinances. The California Historical Building Code may be used in place of the Uniform Building Code for certain types of work on qualified historic buildings and structures.

Design Review Standards and Guidelines

Freestone Historic District Design Guidelines. The Commission reviews alterations to the exterior of an existing building or structure and the construction of new structures in designated historic districts by evaluating the project proposal for its consistency with the applicable historic district design guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties (the Secretary of the Interior's Standards)*. The applicable historic district design guidelines in this case are the *Freestone Historic District Design Guidelines* found in Chapter 4 of this document. Consistent with National Park Service direction, these guidelines are intended for use in conjunction with the

Secretary of Interior's Standards and provide additional guidance specific to the design conditions found in the Freestone Historic District.

The Secretary of Interior's Standards. The *Secretary of the Interior's Standards*, which are established by the National Park Service under the auspices of the Department of the Interior, are the standards that govern preservation, rehabilitation, restoration and reconstruction of our nation's historic buildings, structures, objects, sites and districts. They are also the standards that form the basis of most state and local standards and guidelines for the treatment of historic properties, including those in the State of California and Sonoma County.

Standards that implement each of the four treatment types are provided by the National Park Service, with guidelines to assist in their administration. Rehabilitation is the most common treatment, as it allows for the greatest flexibility in renovating a property. Rehabilitation is defined as: "... the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portion of features which convey its historical, cultural, or architectural values" (Weeks, 1995:61). In rehabilitation, as with the other treatment types, retaining and repairing the historic features of a property is recommended whenever possible. Priority is placed on retaining what is called the 'historic fabric' of a building or structure. However, recommendations are made for replacement when this is necessary for a variety of reasons.

The Secretary of Interior's Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic

materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired (*Weeks, 1995:62*).

The purpose of the design guidelines for historic districts is to assist with implementing the *Secretary of Interior's Standards* by providing additional information and detail specific to the historic district in question. The *Freestone Historic District Design Guidelines* are consistent with this purpose.

The California Historical Building Code. The California Historical Building Code, which has been in place since 1975, is available to the owners of a recognized historic property that provides relief from provisions of the Uniform Building Code. Use of the Historic Building Code protects the integrity of a historic building, but can also represent a considerable cost savings to a building owner. More information on the California Historical Building Code can be found at: <http://www.dgs.ca.gov/dsa/AboutUs/shbsb/2010chbc.aspx>.

Additional standards and guidelines. Additional standards and guidelines may apply to the design and construction process for buildings and structures in the Freestone Historic District. The Sonoma County Permit and Resource Management Department may be contacted for additional information: <http://www.sonoma-county.org/prmd/>.

FREQUENTLY ASKED QUESTIONS

The following section answers frequently asked questions regarding the historic district design guidelines and the design review process. For additional questions, Permit and Resource Management Department staff may be contacted through information provided on the department website: <http://www.sonoma-county.org/prmd/contact-dept.htm>.

What types of projects are exempt from design review by the Landmarks Commission?

Two types of projects are exempt from design review by the Landmarks Commission.

1) Work on the exterior of existing buildings and structures that does not require a building permit, including:

- painting
- window awnings which do not project more than 54 inches
- detached trellises, arbors, or gazebos
- fences not over 10 feet high
- decks not more than 30 inches above grade and not over any basement or story below
- replacement of windows and doors in-kind: same location, size, design, and materials
- children's play structures
- one-story detached structures not larger than 120 square feet
- prefabricated structures not more than 500 square feet
- retaining walls for not more than 3 feet of material
- swimming pools
- removal of up to 25% of the exterior coverings on walls or roofs or similar work for the purpose of determining structural condition

2) Any work on the interior of existing buildings and structures.

How do I use the Design Guidelines?

An applicant or architect or other representative of a property owner wishing to renovate a property or develop a new property in a historic district may use the *Freestone Historic District Design Guidelines* to prepare their proposal. They may consult the design guidelines regarding the following aspects of their project to ensure that it is consistent with the historic associations, historic characteristics, and architectural qualities of the Freestone Historic District and therefore more likely to be acceptable to the Landmarks Commission. Design elements that are addressed by the guidelines include:

- Site design
- Alignment and orientation
- Massing and scale
- Architectural design and detailing
- Roof form
- Building materials
- Windows and doors
- Porches
- Storefronts
- Awnings
- Lighting
- Signage
- Landscaping
- Color scheme.

A member of the Sonoma County Landmarks Commission may use the *Freestone Historic District Design Guidelines* in conjunction with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and information on the historic characteristics of existing buildings and structures in the district to determine whether the design of the proposed project is consistent with the historic associations, historic characteristics, and architectural qualities of the Freestone Historic District.

What are the Secretary of the Interior's Standards for the Treatment of Historic Properties?

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary of the Interior's Standards*) are standards established by the U.S. Secretary of the Interior for projects involving work on historic properties listed in or eligible for listing on the National Register of Historic Places. While established by the federal government for historic properties of national significance, the *Secretary of the Interior's Standards* have also been adopted by many state and local agencies, including the State of California and the County of Sonoma, because they are considered the best practices for protecting historic properties. The *Secretary of the Interior's Standards* include practices for preservation, rehabilitation, restoration, and reconstruction of historic properties.

The *Secretary of the Interior's Standards* are implemented through guidelines that assist property owners in protecting their historic property's significance on the long term through the preservation of historic features and materials. They cannot, in and of themselves, be used to make essential decisions about which features of an historic building can be saved and which can be changed. This is typically accomplished through use of a historic survey that identifies the significant historic features and materials of a property and their condition. Once a treatment for the property is

selected (typically rehabilitation), the *Secretary of the Interior's Standards* with accompanying Guidelines and the historic district guidelines can provide philosophical consistency to the work.

The *Secretary of the Interior's Standards* pertain to historic buildings and structures of all types, styles, materials and sizes, and address the exterior and interior of the buildings. They also address related landscape features and the building's site and immediate environment, as well as attached, adjacent, or related new construction. For a complete copy of the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, see the National Park Service website at <http://www.nps.gov/hps/tps/standguide/>.

How does the Landmarks Commission use the Secretary of the Interior's Standards?

The Landmarks Commission reviews the design of a proposed project with respect to the *Secretary of the Interior's Standards* and determines whether the design is consistent with these guidelines.

How do the Secretary of the Interior's Standards relate to the Freestone Historic District Design Guidelines?

The *Freestone Historic District Design Guidelines* are based on and consistent with the *Secretary of the Interior's Standards*, but are more detailed and specific to the historic associations, historic character, and architectural qualities of the Freestone Historic District.

What if the Design Guidelines conflict with the Secretary of Interior's Standards?

The *Freestone Historic District Design Guidelines* were prepared so as not to contain conflicting guidelines. However, in the event that conflicting guidelines are identified, the Landmarks Commission will make a decision as to which guidelines take precedence.

What is the difference between contributing and non-contributing properties?

Properties in the Freestone Historic District fall into one of two types: contributing and non-contributing. As a general rule, a contributing property contributes to the historic character of the district, whereas a non-contributing building does not.

A contributing property is any building, structure, object, or site within the boundaries of the historic district which adds to, is an integral part of, or key to the historic district's historic associations, historic character, or architectural qualities. Contributing properties must be constructed during the period of significance for the property and retain a sufficient level of integrity to convey their significance.

Properties that are non-contributing to the Freestone Historic District were constructed during the period of significance but have been significantly altered and no longer retain their integrity. Alternatively, they may also be buildings constructed beyond the period of significance for the district.

See *Appendix C* for a map and list of contributing and non-contributing properties.

Which design guidelines apply to non-contributing properties?

The *Secretary of the Interior's Standards* and the *Freestone Historic District Design Guidelines* also apply to non-contributing buildings or structures in the Freestone Historic District. However, they are applied differently than for contributing buildings or structures, as described below.

What is the difference between Landmarks Commission design review of projects involving non-contributing versus contributing properties?

For a proposed development project involving exterior alterations or additions to an existing non-contributing building or structure or nearby new construction, the Landmarks Commission applies the *Secretary of the Interior's Standards* and the *Freestone Historic District Design Guidelines* less strictly than for a project involving a contributing building or structure. Often the larger design aspects of the project - placement, orientation, scale, mass, and form - carry more importance than the more specific design aspects of the project for non-contributing buildings. However, the architectural type, architectural details, building materials, and craftsmanship may also be important. A non-contributing building – whether due to integrity or age - contributes to the setting of the contributing structures and in this sense, its design is an important aspect of the district as well. The *Secretary of Interior's Standards* 9 and 10 pertain most closely to a non-contributing building. For additional guidance, the National Park Service provides a number of bulletins and guides to interpreting the standards: <http://www.nps.gov/hps/tps/tax/ITS/itshome.htm>.

What if my property is also a Historic Landmark?

If a property is not only in the Freestone Historic District but is also an Historic Landmark, the Landmarks Commission will not only review the design of proposed project for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Freestone Historic District Design Guidelines*, but will also review it relative to the historic associations, historic characteristics, and architectural qualities of a historic property that make it individually significant. These associations and characteristics may include the following:

- Your property is associated with an event that has made a significant contribution to the broad patterns of national, state, or local history.
- Your property is associated with the lives of persons significant in national, state, or local history.
- Your property embodies the distinctive characteristics of a type, period, or method of construction.
- Your property represents the work of a master or possesses high artistic values.
- Your property has yielded or may be likely to yield information important in prehistory or history.

Where can I get an application for Landmarks Commission design review of my project?

Applications for Landmarks Commission review of a proposed development project may be obtained from the Permit and Resource Management Department website at <http://www.sonoma-county.org/prmd/historic/review.htm>.

4. FREESTONE HISTORIC DISTRICT DESIGN GUIDELINES

PURPOSE

These design guidelines provide property owners a basis for making design decisions about the appropriate treatment of their buildings and about the design of compatible new construction within the Freestone Historic District. They will help the property owner identify their building's distinctive characteristics and ways to preserve, rehabilitate, and restore them. The Landmarks Commission and Permit and Resource Management Department (PRMD) staff will also use the guidelines to make regulatory decisions regarding exterior alterations to buildings located within the historic district. Additional users may be business owners, architects, developers and builders.

The design guidelines apply to **all buildings** within the Freestone Historic District, including contributing and non-contributing buildings and new construction. Contributing buildings are those that were constructed during the period of significance and that retain a sufficient level of integrity to be considered historic resources and convey the reasons for their significance. The period of significance is the particular period of history that best represents or conveys the importance or significance of the district. Buildings and features that date from the period of significance typically contribute to the character of the historic district. The Freestone Historic District's period of significance begins with the date of construction of Freestone's extant early buildings, which coincides with the development of the railroad in this area, and continues through the development of the buildings that best represent its architectural significance in Sonoma County (1870 - 1940).

Non-contributing buildings are buildings that were constructed during the period of significance but do not retain sufficient integrity or were constructed outside the period of significance (after 1940). Alterations to non-contributing buildings are reviewed by the Landmarks Commission, but the Commission applies a slightly lower threshold during the design review. *Appendix C* contains a map and list of contributing and non-contributing buildings.

DESCRIPTION AND OVERVIEW

Location and Setting

Location. Freestone is a small, unincorporated town in southern Sonoma County, located within Section 12, Township 6 North, Range 10 West of the United States Geological Survey (USGS 7.5 minute Valley Ford 1971 quadrangle). It is located approximately five miles west of Sebastopol along Salmon Creek. Freestone is located at the intersection of Bodega Highway and Bohemian Highway, and is primarily oriented toward Bohemian Highway as it travels west and northwest toward Occidental.

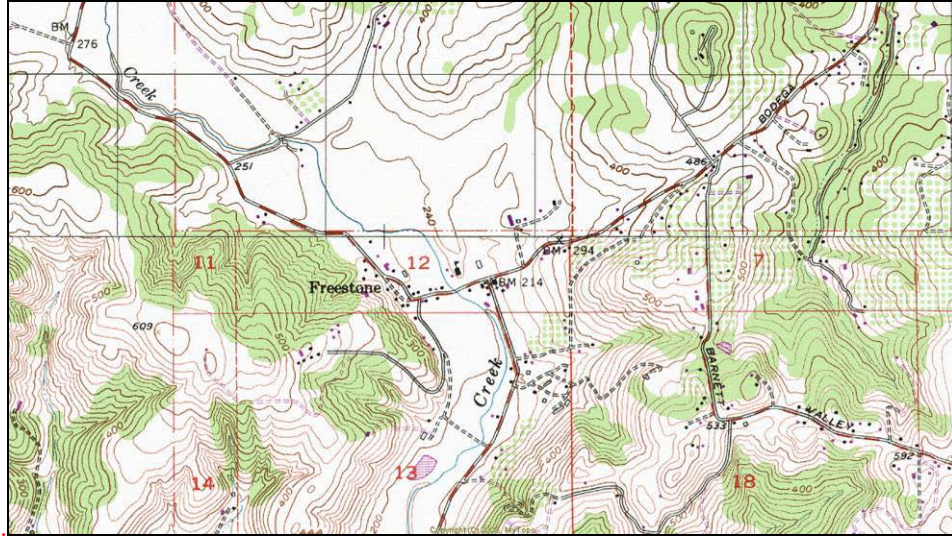


Figure 7: Project location map (Source: USGS Topographic Maps)

Natural setting. Freestone is located within the Salmon Creek watershed. Salmon Creek encircles the town to the east, traveling from the northwest and then south, eventually reaching the coast at Salmon Creek, northwest of Bodega Bay. Approaching Freestone from the east, the road crosses Salmon Creek roughly 600 feet from the center of town at Bohemian Highway and El Camino Bodega. Hillsides rise to the east and west, but most steeply on the west side of the town, where the base of the hills is located almost directly behind development along the north-south route of Bohemian Highway. Vegetation is dense and reflects a mix of the oak-studded grasslands that characterize much of west Sonoma County and the evergreen forests of the Russian River area. The area surrounding the town is a combination of open farm, pasture and grassland and densely wooded areas, contributing to the rich sense of Freestone as a country village.



Figure 8: View of rural property in Freestone with hillsides beyond

Built Environment

Urban design character. The Freestone Historic District is a linear district, with development occurring north and south of Bohemian Highway as it travels east-west, and east and west of Bohemian Highway as it travels northwesterly toward the coast from the heart of Freestone. The village, which is set within rural Sonoma County, is approached from Sebastopol to the northeast via the Bodega Highway. It is approached from Petaluma to the southeast via Valley Ford Road, Valley Ford Freestone Road, and Bodega Highway where it intersects with Bohemian Highway. It is also approached from the town of Bodega to the southwest via Bodega Highway. And it is accessed from the Russian River area to the northwest via Bohemian Highway and the town of Occidental. Most of the commercial and residential development in the district is located on and oriented toward Bohemian Highway, with the exception of a few properties that are oriented toward Freestone Street, which parallels the Highway.

Most of the developed properties are located close to the road, which consists of two lanes with no curbs, gutters or sidewalks. Buildings that are set back from the road often have fences and/or plantings along the roadway, so that the street edge is maintained. The road still has much the appearance of a country lane despite the through traffic. Lots are typically large and irregularly shaped. Many parcels within the district are deep, transitioning into agricultural land behind residences. The primary commercial uses are on the south side of the east-west run of Bohemian Highway, from the [new] Freestone Vineyards winery at El Camino Bodega and Bohemian Highway to the Freestone House (historically the Freestone Inn or Freestone Hotel) at Freestone Street and Bohemian Highway. A secondary cluster is located on the west side of the northerly leg of Bohemian Highway within the district.



Figure 9 - View of Freestone House from the north, traveling on Bohemian Highway

The visually prominent Freestone House is the most dramatic building in town. It terminates the view as one travels southeast toward Freestone from the north. The 1876 Freestone Store terminates the view as one travels west through the town, as it also is located on the curve of the road.



Figure 10: View of the Freestone Store from the east, traveling on Bohemian Highway

Architecture. Most of the historic structures in Freestone, with the exception of the two-story Freestone House, are one to one-and-one-half stories in height and relatively small in scale. The majority are residential structures. The commercial buildings typically have the false fronts of vernacular, nineteenth and early twentieth century commercial structures. An exception is, again, the Freestone Building, whose gabled frontages display an eclectic mix of architectural details within a visually prominent form. Another exception is the commercial structure at Bohemian Highway and El Camino Bodega Road, which appears to have been a gas station at some point. The town retains its rural character, with just a few commercially active businesses and relatively sparse residential development.

DESIGN GUIDELINES FOR HISTORIC BUILDINGS

The key to retaining Freestone's unique character is to maintain the important features of the existing historic buildings, the streetscape, and the landscape and views, while ensuring that changes and new construction are compatible with their surroundings. All these elements collectively contribute to Freestone's sense of place and its value as a historic district. Their protection will ensure that the town continues to provide residents and visitors with a sense of the town's past, while being an attractive and vital place to visit and do business. Property and business owners in Freestone have a special interest in respecting and protecting the historic character of the town's buildings and setting. The original character of historically significant buildings and urban design features should be retained and, ideally, the important features and elements that have been removed or altered should be restored.

The commercial and residential buildings of the Freestone Historic District have much in common, particularly with respect to building materials, windows, doors, and overall form. The following design guidelines address best practices in maintenance, repair and restoration of historic buildings and features. This is followed by guidance specific to the individual design features of commercial, and residential buildings in the Freestone Historic District, including advice on the removal of non-historic features, where applicable. Finally, the guidelines include information on what to avoid in

order to better preserve the historic character of Freestone's buildings and structures. Additional information on all these guidelines is available from sources which are listed at the end of this chapter. Energy efficiency measures that are sympathetic to historic buildings are included where applicable.

Building Materials

The materials addressed here are wood siding, brick masonry, and roofing materials. In the Freestone Historic District, the most common siding is painted wood in the form of clapboard, shiplap, or board-and-batten. Newer structures are also finished in stucco. The scale, texture, and finish of the building materials contribute to the historic character of the district's buildings, as does the natural aging process of painted wood.

Guideline: Preserve historic building material whenever feasible. When possible, repair deteriorated or damaged building fabric before replacing it. Also consider consolidating and/or patching material rather than replacing it. Building fabric that has weathered over time or shows signs of wear do not necessarily need to be replaced. Its finish or patina conveys the building's age and may contribute to its historic character. Building cladding should be replaced only if it is beyond repair, and then should be replaced with like materials.

Wood siding

- Use the gentlest means possible to clean historic building materials. Clean a test patch first to determine that the method will not damage the historic material.
- In order to preserve wood surfaces and detailing, paint wood as it was painted historically. Ensure that the type and texture of the paint matches the historic finish. Use the gentlest means possible for removing old layers of paint. [Note that special measures are required for the removal of lead paint. Contact your local building department for additional information.]
- When replacing historic building materials, match the original material in type, texture, size, and finish (e.g. replace original wood clapboard in kind rather than covering it with stucco, for example). Replace only the section of material that has deteriorated.
- Under most circumstances it is inappropriate and can be harmful to cover historic building materials, particularly with synthetic materials such as aluminum or vinyl siding, asbestos shingles, synthetic masonry, and cementitious materials such as Hardiboard. Wood siding that is covered can trap moisture and lead to



Channel Rustic siding



Clapboard siding



Coursed shingle siding



Board-and-batten siding

damage that is not visible until it becomes a serious problem.

- Consider removing non-contributing building materials if they obscure the historic building fabric and if removal will not cause damage to the material underneath. Remove a test patch in an inconspicuous place to determine if removing the top layer of siding is feasible. If not, consider replacing it with material that is appropriate to the building's architectural style.



V-groove shiplap siding

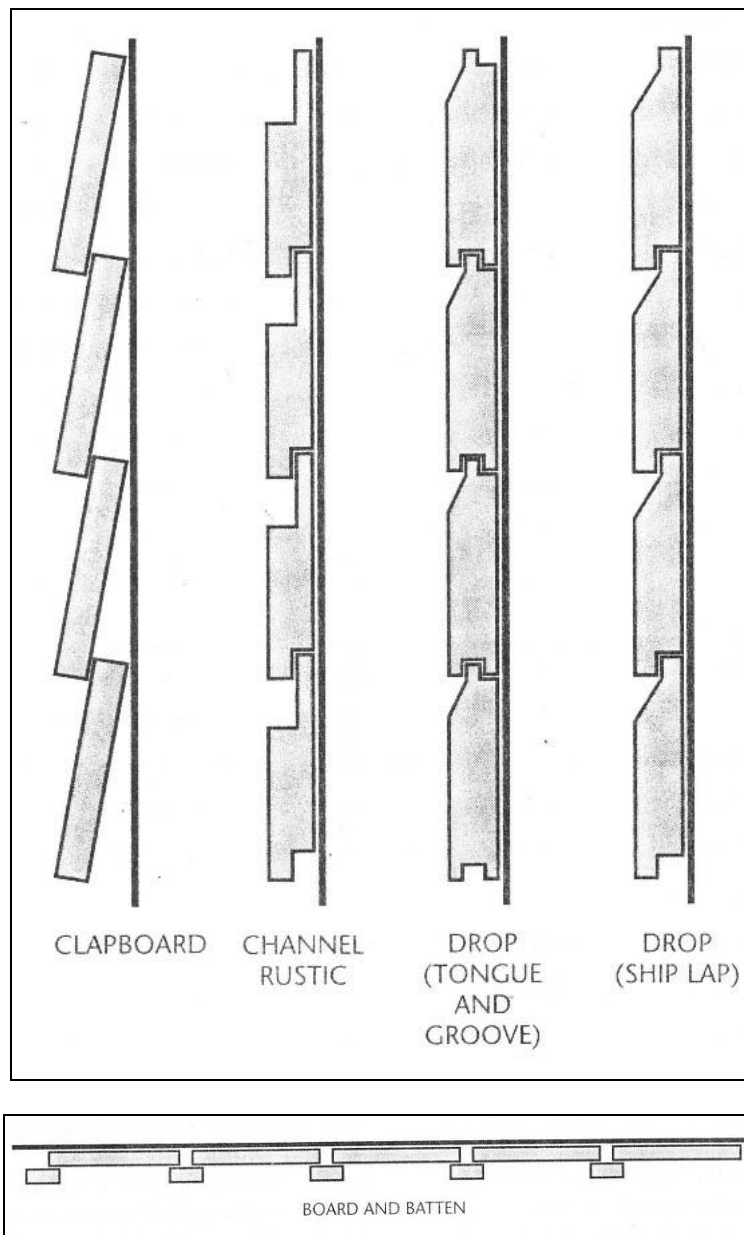


Figure 11 - Examples of siding found in Freestone (Source: Architectural Surfaces)

Masonry

- Retain the original mortar if it is in good condition. Repoint mortar joints only where necessary such as places where a significant amount of mortar is missing or failing. Note that historic mortar has a different composition than mortar sold today. It may be necessary to test the existing mortar and develop a similar mixture to replace or repoint brick masonry.
- Leave masonry unpainted if historically it has not been painted. Paint on masonry surfaces traps moisture that is intended to escape through the mortar, and can damage the entire brick masonry surface, which then absorbs the moisture within the brick. If the brick has been painted and the paint is to be removed, use the gentlest means possible to remove it. Sand blasting and other harsh measures will remove the surface of the brick, allowing water to penetrate the brick and damage it over time.

Roofing

- Retain or replace original roofing in kind if it is a character-defining feature of the building, such as clay tile. Replace only the section of material or features that have deteriorated, when possible.
- If it is necessary to replace historic roofing material and features, match the original in type, texture, and finish (e.g. replace original wood shingles with shingles that have a similar size, color, texture, and pattern). This is particularly important for distinctive materials, such as clay tiles. It is possible to replace wood shingle roofing with some newer synthetic materials that provide a similar textured appearance as the original and also provide fire protection. Composition shingle or cementitious shingles, for example, can be an appropriate replacement material in some instances. Approval of replacements should be made by the Landmarks Commission.
- Standing seam metal roofing is appropriate only under certain conditions. This surface is more reflective and brighter and has a different texture than other roofing materials, and is usually out-of-place in a historic district (note that corrugated metal roofing can be a historic material and may not out-of-place as a replacement roof). Standing seam metal roofs should only be applied to new buildings and only then on approval by the Landmarks Commission.
- Composition shingle roofing is an appropriate roofing material on a historic building in most instances. There are many colors, textures and levels of quality available. Roofing materials and color can be a character-defining feature of a historic district, in addition to the individual building, and should be approved by the Landmarks Commission.



Figure 12: Hind's Hotel, 306 Bohemian Highway. The building has historically been clad in painted, wood shiplap siding.



Figure 13: Residence, 460 Bohemian Highway. This addition has new board-and-batten siding that is compatible with the neighborhood.

Windows and Doors

In many historic buildings the window sash, framing and the architectural detail surrounding windows (the window surround) are among the most important character-defining features of the building. They impart style, scale and character to the building. The historic and architectural character of a building can be seriously damaged by inappropriate window treatments. Doors and entrances are also important character-defining features of historic structures, providing scale and visual interest in the composition of a building. The doorway can be a richly ornamented part of a building, with special materials and finishes that together contribute to the architectural style and character of the building. It can also be relatively simple. The style of the building is key to door replacement, when this is necessary.

The most common historic windows in Freestone are double-hung windows, including one-over-one-light and six-over-six-light, wood-frame, double-hung windows. Many buildings in the district, however, have had their windows replaced. Historic windows are character-defining features of a district and should be retained if at all possible. The focal window on the Hinds Hotel is a character-defining feature of that building, but not appropriate elsewhere in the district. Property owners with inappropriate replacement windows are encouraged to replace them with historically appropriate windows when possible.

Guideline: Preserve the building's historic windows and especially the window openings whenever feasible. Windows on the front façade or other facades visible from the street are particularly important to preserve. Whenever possible, repair deteriorated or damaged windows. If it is necessary to replace damaged windows, replace them with new windows that match the historic windows in materials, configuration, operation, finish, and details.

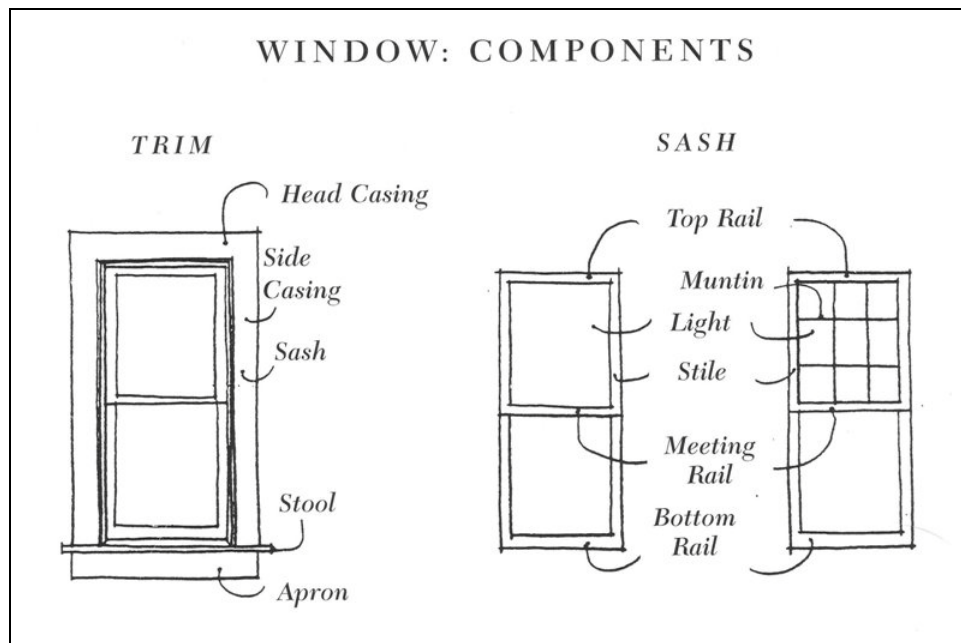


Figure 14: Components of a typical double-hung window
Source: *American Vernacular Buildings and Interiors, 1870 - 1960*

Preserve the building's historic doors and door openings whenever feasible. Primary entrance doors are particularly important to preserve. Where possible, repair deteriorated or damaged doors. If necessary, replace damaged doors to match historic doors in terms of materials, configuration, operation, design, details, and finish.

Windows

- If possible, replace select components of the window that have deteriorated or have been damaged rather than the entire window.
- Rather than replace windows that are difficult to operate or allow heat loss, consider restoring the window by removing paint layers and properly applying new coats of paint; replacing select deteriorated components, such as sash members or sills; and applying weather stripping to make them more operate more easily and make them more energy efficient. Storm windows, either interior or exterior, may also be a possibility.
- Maintain historic window openings on the building. Avoid covering or filling in existing window openings or adding new window openings, particularly on the primary facades.
- If replacing a historic window, match the original window in terms of material, configuration, operation, finish and details (e.g. replace a wood, one-over-one, double-hung window in kind). If possible, preserve the historic casing and trim by replacing the window sash only.
- When adding new windows, ensure that they are compatible with the historic style of the building and maintain the historic ratio of voids (window openings) to solid expanses of walls. Windows in new additions may depart from historic windows in order to differentiate the new addition from the original window, but should maintain the proportions and relationships of the historic windows.
- Consider removing and replacing non-contributing windows historic windows have been replaced. If all of the historic windows have been removed and the original window design is unknown, consider replacing newer windows with those that are appropriate to the building's architectural style. Photographic evidence of the windows in place on the building historically should guide the selection of new windows.
- It is not appropriate under any circumstances to replace an existing wood sash (frame) with vinyl frame windows. Consideration may be given, under very limited conditions, to installing windows of alternative materials that have the same proportions, operation, and color as other wood sash on the building on the rear of the building or in locations otherwise not visible from a public street. Any alternative window replacement materials must be approved by the Landmarks Commission.



Figure 15: Residence, 520 Bohemian Highway. Although the original windows were likely wood, two-over-two, double-hung windows, the replacement windows are paired, narrow in width, and have a segmental-arched, upper sash. Therefore, they maintain the original windows' historic shape, operation, details and finish.



*Figure 16: Commercial building, 500 Bohemian Highway.
This building retains some original, wood six-over-six,
double-hung windows with simple surrounds.*



*Figure 17: Hind's Hotel, 306 Bohemian Highway.
The distinctive Gothic arched windows on the second story are an
important character-defining feature of the building and should be preserved.*

Doors

- If possible, replace select components of the door that have deteriorated or have been damaged rather than the entire door. For example, consider replacing its hardware and framing components to make the door functional. Avoid shaving the door to make it fit the door frame.
- To prevent heat loss, consider adding weather stripping, fitting the door to the jamb and frame, and installing a storm door, rather than replacing the door. Select a door that does not obscure the exterior design of the historic door when possible.
- Maintain historic entrances on the building. Avoid covering or filling in existing entrances or adding new entrances, particularly on the primary facades.
- If replacing a historic door, match the original door in type, material, design, and finish (e.g. replace a historic wood paneled door in kind). Also consider preserving the historic frame, jamb, and sidelights by replacing the door only.
- Maintain historic door openings on the building. Avoid covering/filling in or adding new door openings, particularly on the primary facades.
- When adding new doors, ensure that they are compatible with the historic style of the building and maintain the historic ratio of voids (door openings) to solid expanses of walls.
- Consider removing and replacing non-contributing doors if they have replaced historic doors. Ensure that the new doors are appropriate to the architectural style of the building.



Figure 18: Hind's Hotel, 306 Bohemian Highway. Although they may not be the building's original doors, these paneled, glazed wood double-leaf doors are in keeping with the style of the building and original openings have been retained.

Roof Design

Roofs are typically one of the most important design elements of an historic building, but are also important to the historic district as a whole. Roofs and related elements such as cornices, fascia, parapets, brackets, eaves and rafters impart much of the architectural character of a building. The main function of a roof, whether utilitarian or ornate, is to keep water from entering the building and to direct water away from the building's exterior walls. Secondly, roofs are among the most important character-defining features of almost any building and are a key to the building's style. Finally a roof and particularly the cornice or parapet establishes continuity with the surrounding buildings and is a feature of the streetscape.

Guideline: Preserve the roof's historic form, materials, and features, such as eaves, rafter tails, and fascia, when feasible. Whenever possible, repair deteriorated or damaged roof materials and features. If necessary, replace damaged materials and features but maintain their original character-defining features, such as design, particularly the pitch, and proportion.

- Preserve the original pitch and form of the roof as well as the depth of its eave overhang. Preserve the historic architectural detailing associated with the roof.
- Maintain the roof by repairing cracks in chimney masonry where applicable and repairing or replacing loose or missing flashing, shingles and parapet materials, and by installing and maintaining appropriately sized gutters and downspouts.
- If a roof form that is inappropriate to the building has been added in an earlier addition, consider its removal and replacement with a more appropriate form.



*Figure 19: Hind's Hotel, 306 Bohemian Highway.
Note the distinctive steeply-pitched, cross gable roof and gabled dormers.*



Figure 20: Commercial building, 140 Bohemian Highway. This building features a simple corrugated metal gable roof masked by a false front stepped parapet.

Storefronts

These guidelines apply to commercial buildings in the Freestone Historic District. The storefront refers to the façade's first story and typically includes the main entrance, storefront and transom windows, and bulkheads or kickplate. Storefronts incorporate a large amount of glazing through large storefront windows and glazed doors to advertise merchandise and draw potential customers. Historically commercial building owners often updated the design of their storefront as new building styles and materials were introduced, merchandising styles changed, or a new business moved in. Due to this constant evolution, storefronts are the most dynamic element of a commercial building.

Guideline: Preserve the building's historic storefront when feasible. Whenever possible, repair deteriorated or damaged components of the storefront. If necessary, replace damaged components but maintain their original character-defining features, such as materials, size, shape, and proportion. It is possible that a later renovation has achieved historic significance in itself.

- Preserve alterations to the storefront that have achieved significance in their own right.
- Maintain the storefront's historic window openings and entrances. Keep windows, including transom windows, and doors transparent by avoiding filling in or covering them.
- Maintain the original size, configuration, pattern, and proportion of storefront windows and doors. Maintain the height of the window bulkhead or kickplate. Maintain the existing

spandrel panel and remove materials that have been added later to cover the original spandrel panel or transom window, when possible.

- If possible, replace select components of the storefront that have deteriorated or have been damaged rather than the entire storefront. For example, replace a window's sash members or sills or a door's hardware and framing components.
- If replacing a historic component of the storefront, match the new storefront components in terms of design, material, dimensions, details and profiles (e.g. replace a wood glazed door in kind).
- When a storefront has been significantly altered and the historic design is not known, design a new storefront to be compatible with the building's scale, materials, and architectural style. Glazed doors and large fixed storefront windows are appropriate. Use clear glass instead of tinted, opaque or reflective glass.
- If contributing a new bay within an existing storefront with several bays, the new bay may be more contemporary in character, if it utilizes traditional proportions and features. A new bay should not depart from the character-defining features of the historic district and should be, in most instances, set slightly back from the frame of the existing building.

Porches

A number of historic residential buildings in the Freestone Historic District feature porches, a significant character-defining feature. Commercial buildings also include what might be considered a 'front porch,' although they are not typically referred to as such. Porches are historically important and prominent; a porch protects an entrance from rain and provides shade and a sense of scale and aesthetic quality to the façade of a building. Porches connect a building to its surroundings by emphasizing its orientation to the street. Most historic architectural styles and building types developed with the porch or entrance as a prime feature of the front façade.

Guideline: Preserve the building's historic porches when feasible. Whenever possible, repair deteriorated or damaged porch components. If necessary, replace a deteriorated or damaged porch but maintain its original character-defining features, such as its location, materials, size, design, and proportion. If it is missing and the original design is not known, a new porch should be compatible with the style and character of the building.

- Preserve historic detailing of the porch, such as its posts, balustrades, and brackets. The spacing of the balusters, the height of the railing, and the design, size and shape of porch posts are significant architectural features that should be maintained.
- Replace missing or damaged porch components, such as balusters, posts, and brackets, with new porch components that match the historic details in terms of material, configuration, details, design and finish.
- If possible, replace selective components of the porch that have deteriorated or have been damaged rather than the entire porch.
- Enclose a porch with transparent materials, such as screens, rather than with opaque materials. Place the new material behind the porch posts. Ensure that it is removable and that its installation does not damage historic materials.

- Consider replacing a historic porch if it has been removed. First research the history of the house to identify photographs or drawings that depict its original design and examine the exterior of the house to find marks that indicate its original location. If the original design is not available, construct a porch that is compatible with the building's architectural style and design. Buildings of the same era and style can provide design guidelines; although the new porch does not have to be exact replica.
- It is possible to retrofit an existing porch and entrance for compliance with the American with Disabilities Act and maintain its historic character. Refer to National Park Service *Bulletin 22: Making Historic Properties Accessible* at <http://www.nps.gov/hps/tps/briefs/brief32.htm>.



*Figure 21: Residence, 301 Bohemian Highway.
Although the bracketed porch supports and open railing
are likely not original, the details of the porch are in keeping
with the style and scale of the building. In particular, the height of the
railing and spacing of the balusters are appropriate for the porch.*

Canopies and Awnings

Canopies and awnings were historically used to shade storefronts and to regulate the temperature inside the building. They can greatly contribute to the storefront's design and to the character of the streetscape. Awnings are generally temporary materials such as canvas or metal, affixed to a framework. Canopies tend to be permanent features of the building. They often have flat or hip roofs, supported by brackets or simple supports such as wood posts. Many of the historic canopies in the Freestone Historic District are wood and on the historic storefronts, span the full width of the front facade.



*Figure 22: Commercial building, 500 Bohemian Highway.
This commercial building has a full-width canopy.
Even if it is not the original canopy, it is typical of buildings
from the era and consistent with the historic district.*

Guideline: Preserve the building's historic canopies when feasible. Whenever possible, repair deteriorated or damaged canopies and awnings. If necessary, replace damaged components but maintain their original character-defining features, such as materials, size, shape, and proportion. New awnings should be compatible with the building's scale, materials, and architectural style.

- Preserve historic detailing of the canopy and replace missing details with replicas of historic features.
- If possible, replace selective components of the historic canopy that have deteriorated or have been damaged rather than the entire canopy.
- Design new canopies to be compatible with the architectural style, scale, and materials of the building. In particular, they should correspond to the size and shape of the storefront opening or window. Often historic photographs or surrounding buildings will provide information on an appropriate design for new canopies. Sloped, or shed-style, retractable awnings with a loose skirt are generally the most appropriate form of awning (in contrast to curved awnings).
- Awnings constructed of weather resistant fabric such as canvas are appropriate. Avoid installing vinyl, metal, or plastic awnings.
- Install and locate new awnings so that they do not obscure character-defining features of the storefront or building.
- Attach awnings to the building in a manner that does not cause permanent damage. For example, attach awnings through mortar joints rather than masonry.

Signage

This guideline refers primarily to commercial buildings, which nonetheless may have originally been a residential or other building type. Signs communicate the name of the business; colors and typeface are key design components as well. Signs can provide individuality to a commercial building as well as secondary information, such as store hours and policies. A sign's location, size, materials and imagery provide visual interest to the building and the streetscape. Signs in Bodega are typically wood painted signs, fixed to the building façade. They are an important component of the built environment.

Guideline: Preserve the building's historic signs when feasible. Whenever possible, repair deteriorated or damaged signs. If necessary, replace damaged components but maintain their original character-defining features, such as materials, size, shape, and design. New signs should be compatible with the building's scale, materials, and architectural style.

- Preserve a building's historic signs, including those affixed to or painted on the building's exterior or carved in the façade. Historic signs may include those from a previous business. Typically it is not appropriate to re-paint historic signs that are on a building.
- Design new signs to be compatible with the scale and style of the historic building. The size and scale of the sign's typography should also be scaled to the size the building or storefront. New signs can be located on signboards spanning above the storefront, can project from the building, or can be applied to awning skirts, the edge of a canopy, or storefront windows. They can also include painted signs, applied letters, and hanging signs, as appropriate.
- Locate and place signs so that they do not obscure the building's significant architectural features, such as cornices, trim, windows or decorative brickwork. They should emphasize existing architectural elements.
- Limit the number of signs on the storefront so that they do not detract from the overall character of the building or the surrounding streetscape.
- Limit the amount of information on the primary sign and select a legible font. Place secondary information, such as store hours and policies, on smaller signs attached to windows, doors, or the sides of the building.
- Attach signs to the building in a manner that does not cause permanent damage. For example, attach and install signs through mortar joints rather than masonry.



Figure 23: Commercial building, 500 Bohemian Highway. The false front displays the primary sign consisting of the name of the store and the building construction date. Secondary information, such as items for sale, are placed on small signs hanging from the porch or located on the façade. The size, scale, and placement of these signs are appropriate to the building, because they do not detract from the building's overall character.



Figure 24: Freestone Vineyards, 12747 El Camino Bodega. This simple, low-scale freestanding wood sign marks the entrance to the winery. It is a good example of a secondary sign that does not detract from the character of the surrounding historic district.



Figure 25: Historic photograph of the commercial building at 500 Bohemian Highway.



*Figure 26: Commercial building, 140 Bohemian Highway.
This sign on the building's façade is a good example of an appropriately scaled and designed sign. Its simple rectangular shape matches the width of the parapet and its color scheme complements the colors on the building.*

Lighting

Lighting can be used to enhance a storefront's visual appeal by highlighting signage and merchandise. It can also be used for security purposes and to create a sense of safety and for pedestrians. Goose-neck industrial lights used to illuminate painted signage can be attractive and contribute to the character of a commercial district and streetscape.

Guideline: Preserve the building's historic lighting when feasible. Whenever possible, repair deteriorated or damaged lights. If necessary, replace damaged lights but maintain their original character-defining features, such as materials, size, location, and design. New lights should be compatible with the building's scale, materials, and architectural style and other lighting in the historic district.

- Use lighting to highlight the building's architectural detailing.
- Provide indirect lighting. Lighting should provide an even illumination level and should not be overly bright. Avoid installing flashing, pulsating, or moving lights.
- Design new lighting fixtures to be consistent across the façade and to compliment the building's architectural style. Avoid lighting that overpowers the storefront and disrupts continuity within the district.
- Direct sign lighting on the sign itself rather than using it to light the surrounding area. Install separate fixtures for area lighting.
- Install and place new light fixtures so that they do not obscure character-defining features of the storefront or building. Whenever possible, install light fixtures so that there is no exposed conduit.
- Attach new light fixtures to the building in a manner that does not cause permanent damage. For example, attach lighting fixtures through mortar joints rather than masonry.

Fences

The following guideline applies primarily to residential buildings. Fences, often incorporated into the private open space in front and on the sides of historic buildings, should be designed to harmonize with the buildings to which they are related. They also help unify the building and surrounding streetscape. Fences provide private outdoor space and separate the private space from the street or other public space.

Guideline: Preserve the building's historic fence when feasible. Whenever possible, repair deteriorated or damaged fence components. If necessary, replace a deteriorated or damaged fence but maintain its original character-defining features, such as its location, materials, size, height, design, and proportion. If it is missing and the original design is not known, the design of the new fence should be compatible with the architectural style and character of the building.

- Preserve historic detailing of the fence, such as its posts, pickets, and rails. The spacing and the height of the pickets and the size and perimeter of the fence are important character-defining features.



Figures 27 and 28: These historic hanging light fixtures are character-defining features of the Hind's Hotel at 306 Bohemian Highway (left) and at the commercial building at 500 Bohemian Highway (right).

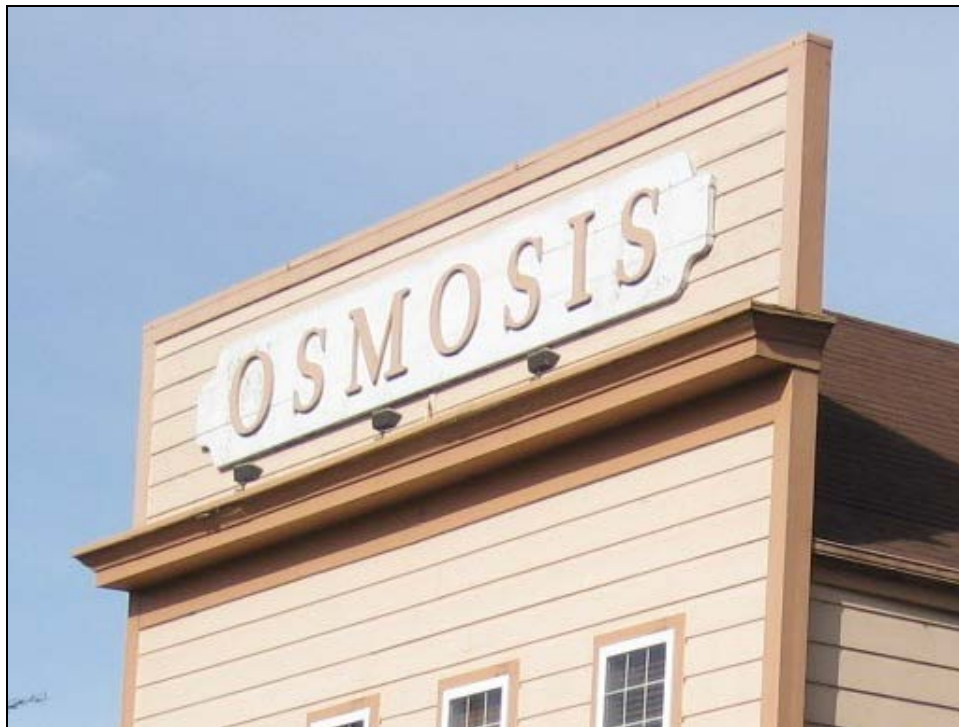


Figure 29: Osmosis Day Spa, 209 Bohemian Highway. These simple lights located under the false front fascia illuminate the sign on the building's parapet.

replace missing or deteriorated fence component details, such as posts, pickets and rails, with new components that match the historic fence features.

- If possible, replace selective components of the fence that have deteriorated or have been damaged rather than replace the entire fence.
- Construct a new fence that is compatible with the building's architectural style and design. Similar buildings of the same style and era can provide design guidelines; although the new fence does not have to be exact replica. Fences in the Freestone Historic District are typically wood picket that are low in height, or approximately 36 inches in height. They are also “transparent,” or allow you to see through to the front yard. Therefore, low transparent, wood fences are more appropriate than high solid fences and fence constructed of chain link or concrete block materials.
- Under no circumstances is it appropriate to build a vinyl fence in the Freestone Historic District.



*Figure 30: Residence, 184 Bohemian Highway.
Although this is a contemporary wood fence, it is low in height
and transparent, providing a view into the front yard.*

Color

Color is not typically a regulated design element in the small historic districts found in Sonoma County. Color is considered a reversible feature that is easily changed. Nonetheless, a few guidelines are included below for consideration in the district.

A color scheme can be used to make the building stand out individually or blend with surrounding buildings in the historic district. It can also be used to alter the perceived scale of a building and to define and accent architectural features.

- Select a simple color scheme with one base color and one to two accent colors, where applicable.
- Use the same color scheme throughout the building to unify its composition.
- Select a color scheme that is compatible with the historic character of the district.



*Figure 31: Residence, 160 Bohemian Highway.
This single-family house features a simple color scheme
with a pale yellow base color and two accent colors: a brick red for the
door and window sashes and white for the porch supports and window surrounds.*

ADDITIONS TO HISTORIC BUILDINGS

Additions have been constructed on many historic buildings over time, perhaps because the needs of the owner or the use of the building has changed. Often, early additions were subordinate in scale to the main building and are located on the side or rear facades; this pattern should be emulated.

Dormers are another common addition used to create more habitable space, particularly for residential buildings. If they were constructed during the period of significance, early additions may have achieved significance in their own right.

Guideline: New additions should be designed so that they preserve the character, design, scale, proportions, and dominance of the historic building. Additions that have achieved significance in their own right should be preserved.

- If possible, locate additions on the rear or side facades to avoid detracting from a building's primary façade, which should remain dominant.
- Use a smaller connecting element to join a larger addition to a historic building when this is appropriate.
- Set rooftop additions back from the main façade and limit their visibility from the street.
- Design new additions so that, if they are removed in the future, they do not impair the form, materials, and character-defining features of the building.
- Design new additions so that they are subordinate and differentiated from yet compatible with historic building in terms of materials, size, scale, proportion, and massing. The *Secretary of Interior's Standards* states that new additions should be differentiated from the older building, to prevent the creation of a false historical appearance.
- Consider removing non-contributing additions if they obscure the original building and their removal will not cause substantial damage to the building.
- In order to minimize its visibility from the street, locate new mechanical equipment, electrical service lines, and meter boxes to the side or rear facades of the building, within landscaped areas of the building, or screen them from view.



Figure 32: Residence, 425 Bohemian Highway. The gabled addition is located on the rear elevation of the historic home. The addition's one-story height is subordinate in size to the historic house while its roof form and siding are also compatible and in keeping with the style and character of the historic house.

DESIGN GUIDELINES FOR NEW CONSTRUCTION

It is possible to add new buildings to the Freestone Historic District and maintain the historic character of the district. New buildings will assist with maintaining the vitality of the district, housing new businesses and residents. However, new buildings should not detract from the district. In particular they should maintain the historic urban design qualities, landscape characteristics and views, and site design of the district. They may add new materials and styles if compatible with the district, these guidelines, and the *Secretary of Interior's Standards*.

Guideline: New buildings should be visually compatible with the existing character of the historic district. They do not have to be designed in a specific architectural style and they should not be designed in imitation of a historic style per se. In areas of the district with a range of architectural styles, scales, and materials, new buildings should help define and unify the district's character-defining features.

Alignment and Orientation

- Orient the new building in a similar manner as the surrounding buildings in the historic district. In most cases, orienting the façade so that it is parallel to and faces the street is appropriate.
- Locate the primary entrance in the same manner as surrounding buildings.
- In most cases include a front porch if the majority of adjacent or similar buildings have one.

- Maintain similar front and side setbacks as found in the historic district. If there is a range of setbacks, locate the new building within this range and create a front yard of a similar depth as adjacent buildings.

Mass and Scale

- Design the mass and scale of the new building to be compatible with surrounding buildings in the historic district. The general height, shape, and proportions of the new building, in particular its façade, should relate to existing surrounding buildings.
- Design the height and width of the building to be compatible with surrounding buildings in the streetscape. Buildings that are one-to-two stories in height are appropriate for the historic district.

Building and Roof Form

- Design the building form to be compatible with surrounding buildings in the streetscape and within the historic district.
- Design the roof form and roofline to be compatible with surrounding buildings in the streetscape and within the historic district. This includes the pitch or the roof and depth and design of the eave. In most cases, a gable or hipped roof is an appropriate roof form.

Materials

- Select building materials that are visually compatible with surrounding buildings in the historic district. New materials may be considered, with an emphasis on authentic materials, such as corrugated metal. However, it may be appropriate to select wood siding if the surrounding buildings are clad in horizontal wood siding.
- Select a roofing material that is compatible in pattern, texture, and color.

Architectural Details

- Building design should be responsive to the historic district's overall context and visual character.
- Select architectural details that are compatible with surrounding buildings within the streetscape and within the historic district. Details should be in keeping with those found in the historic district, but should not be exact copies or replicas.
- A contemporary interpretation of historic details is often appropriate. If applied, contemporary features such as brackets, trim, and porches should be in scale with historic features found on surrounding buildings and with other features on the subject building.
- The fenestration pattern on the new building should be compatible with surrounding buildings in the historic district. This includes spacing, proportions, and the ratio of voids (window and door openings) to solids (expanses of wall).



Figure 33: Gold Ridge Fire District's Freestone Fire Station, 456 Bohemian Highway. The building's one-story height, steeply-pitched gable roof, and board-and-batten siding are compatible with the surrounding historic district. The building's orientation parallel to the street is a common characteristic of surrounding buildings in the historic district.



Figures 34 and 35: This building addressed as 469 Bohemian Highway (left) stands approximately 100 feet east of the historic house on the same parcel at 489 Bohemian Highway (right). The new building's one-story height, wood siding, minimal ornamentation, and color scheme complement the existing historic residence.

New Accessory Structures

Accessory structures have been constructed adjacent to many historic buildings, typically to add more storage space on a property. They often take the form of detached garages and sheds. These accessory structures are also typically subordinate in scale to the main building and located to the side or the rear of the main building. Historically accessory structures were very plain in contrast to the main structure. If an accessory structure was constructed during the period of significance for the district, it may have achieved significance in their own right.

Guideline: New accessory structures should be designed so that they maintain the character, design, scale, and proportion of the historic building. Accessory structures that have achieved significance in their own right should be preserved.

- Set new accessory structures back or away from the historic building, so that they are subordinate to the historic building. If possible, locate these structures to the side or rear of the main building to avoid detracting from a building's primary façade, which should remain dominant.
- Design new accessory structures so that they are subordinate in style and differentiated from yet compatible with the historic building in terms of materials, style, size, scale, proportion, and massing.
- Design garages so that they are compatible with buildings of similar style and age in the historic district. For example, many garages in the Freestone Historic District are small, detached wood structures located to the rear of the building. Consider following this established pattern.
- Consider removing non-contributing accessory structures if they obscure or detract from the original building.
- If replacing a contributing accessory structure, build the new structure in the same location with the same building footprint when possible.
- Do not design an accessory structure to appear like a 'small' version of a high style building with which it may be associated. This is considered adding a sense of false history to a district.



Figure 36: Residence, 425 Bohemian Highway. The residence's modern single-car garage is located behind the house and toward the back of the lot. Its small size, rectangular plan, wood shiplap siding, and front gable roof are compatible with the historic style and character of the house.



Figure 37: Residence, 489 Bohemian Highway. The new detached garage (on the right) is located away from the historic residence (on the left) at an appropriate distance. The garage's one-story height, gabled roof, wood siding, and paint color do not detract from the historic house.

ENERGY EFFICIENCY MEASURES FOR HISTORIC BUILDINGS AND PROPERTIES

There are many reasons why the preservation of historic buildings and building features is often the “greenest” decision that a building owner can make. Many early buildings have inherent energy-efficient advantages. The quality of materials in historic buildings is also often superior to what can be obtained today, particularly wood products, and is therefore more durable. An additional advantage to rehabilitating historic buildings is that the individual building components in a historic building can be repaired, unlike many newly manufactured building components or products, which must be replaced in whole. For example, a wood window frame can be repaired. A manufactured window, such as a vinyl window, must be totally replaced if, for example, a seal breaks. And it is likely that the repaired wood window will last far longer than the replacement vinyl window.

However, many historic building owners are interested in making their historic buildings more energy efficient. Historic buildings can be retrofitted to be more energy efficient and still preserve their historic character. For example, it is far more effective to insulate attic floors and basement ceilings and openings between the attic and basement into the main portion of the building than to replace windows. These measures have the added benefit that they typically do not alter the exterior appearance of a building. (Note that walls may also be insulated but best practices should be followed to ensure that the method chosen does not trap moisture within the walls or damage historic materials.)

To make historic buildings more energy efficient, the National Park Service recommends that the following steps be undertaken (Grimmer, 2011:1). The first step is to identify and assess the existing (or lost) energy-efficient characteristics of the historic building. In other words, the role that the building’s design, materials, type of construction, size, shape, site orientation, and surrounding landscape relative to the prevailing climate plays should be assessed. Then improvements should be planned that enhance the inherent energy efficiency of a building and retain and complement the original building, site and context.

The role that historic building components play together should also be considered. For example, porches and shutters can help keep a building cool, and operable, transom windows and screen doors can improve air flow and cross ventilation. Good maintenance practices are another important step in protecting the energy efficiency of historic buildings. These are outlined in more detail below. A third step is to undertake building weatherization and insulation, also discussed below. Lastly, it may be beneficial to invest in new technologies or building components, such as programmable thermostats, attic and ceiling fans, solar panels, etc., where appropriate (Weeks, 2011:11).

Additional guidance for making historic structures more energy efficient is noted below.

Site planning

- Utilize the existing site design of the building and landscaping to preserve and enhance the naturally sustainable aspects of a property wherever possible, while preserving historically appropriate vegetation and landscape elements. Natural, sustainable landscaping may include shade trees and native plants. Alternative landscape elements that increase sustainability may include permeable paving, bioswales, and similar materials and features.
- When planning a new addition or alteration to an existing historic structure, consider orienting the addition for maximum energy efficiency when possible and appropriate for the historic character of the building and/or setting.

Building features and elements

- Retain and/or replace the inherently sustainable features of a historic building such as functional shutters, operable windows, storm windows, transom windows, awnings, porches, vents, roof monitors, cupolas, skylights, and naturally-lit corridors where appropriate.
- Operable windows can be both historically significant and important to retaining the natural energy efficiency of a structure. Operable windows allow for controlled heat gain and loss, and support good air flow and cross ventilation without artificial means. To support the natural energy efficiency of windows, they should be maintained on a regular basis to ensure that they function properly and are operable. Weather stripping and caulking should be used, as appropriate, to make them weather-tight.
- When windows cannot be repaired, compatible and energy-efficient replacement windows that match the appearance, size, design, proportions and profile of existing historic windows may be considered. Retrofitting historic windows with high-performance glazing or clear film may also be possible if the historic character of the building can be retained.
- Interior or exterior storm windows that are compatible with existing historic windows should be used as appropriate to increase the energy efficiency of historic windows. Storm windows whose configuration matches the historic windows should be considered where possible. Consideration should be given to installing storm windows that are set back from the plane of the exterior wall surface and feature a historically appropriate finish and color.
- To prevent heat loss at existing historic doors, consider adding weather stripping, fitting the door to the jamb and frame, and installing a storm door, rather than replacing the door. Care should be taken that the storm door does not obscure historic features, where possible.
- Consider the use of energy-efficient lighting, fixtures and appliances before the use of more invasive treatments that may negatively impact the historic appearance of a building.
- Use environmentally-friendly cleaning products that are compatible with historic finishes for maintenance, and sustainable products and treatments, such as VOC paints and adhesives and lead-safe paint removal methods when rehabilitating a building.



Figure 38: Solar panels discretely placed on a side gable behind the false front.

Alternative methods

- Note that if other remedial measures are taken to improve energy efficiency, it may be less necessary to resort to alternative methods. Installing on-site solar technology should be considered in conjunction with or after implementing all other appropriate treatments to improve energy efficiency.
- Installing solar devices and technologies within a historic property should be done in a compatible location on a site or on a non-historic building or addition where it will have minimal impact.
- Solar panels should be considered for secondary or rear building facades. When installing solar panels on the roof of a historic building, the panels should not alter the pitch or form of the roof. They should be located on the roof's rear or side slope and be lower than the roof's ridgeline, if possible. Visible, raised panels should be avoided whenever possible.
- The use of other alternative energy devices on a historic building should be considered only after other appropriate treatments to improve energy efficiency have been considered. Alternatives may include wind power, cool roofs and green roofs.

Salvage, recycling and re-use

- When existing historic materials and building features cannot be repaired and re-used on an existing historic structure, consideration should be given to re-using materials and features on site; salvaging building materials and features for re-use; and recycling features in environmentally responsible ways.

The following are resources for retrofitting historic buildings for greater energy efficiency.

National Park Service Technical Preservation Services, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Building*,
<http://www.nps.gov/history/hps/tps/>

National Trust for Historic Preservation Weatherization Guide,
<http://www.preservationnation.org/issues/weatherization/windows/>

- Home Energy Audits
- Windows Tips and Strategies
- Roofing Tips and Strategies
- Insulation Tips and Strategies
- Mechanical Systems Tips and Strategies.



Figure 39: Screen doors and transom windows allow for natural air circulation.

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APPENDIX A

Map of the Freestone Historic District

Freestone Historic District

17	306 Bohemian Highway	C
18	222 Bohemian Highway	C
19	218 Bohemian Highway	C
20	425 Bohemian Highway	C
21	342 Bohemian Highway	C
22	380 Bohemian Highway	C
23	463 Bohemian Highway	C
24	460 Bohemian Highway	C

26	469-489 Bohemian Highway	CH
27	500 Bohemian Highway	C
28	520 Bohemian Highway	C
29	493 Bohemian Highway	H
30	521-525 Bohemian Highway	H
31	611 Bohemian Highway	H

Historic District Boundary

Base Map Data

Parcel#



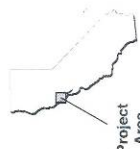
Location Map



**Freestone Historic District Map
Sonoma County, California.**



Date Provided by
Permit and Resource Management Department (PRMDO),
County of San Diego, California



Project Area

APPENDIX B

List of Contributing and Non-Contributing Properties within the Freestone Historic District

**FREESTONE HISTORIC DISTRICT
CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS**

Contributing Buildings: Contributing buildings within the Freestone Historic District are buildings that were constructed during the period of significance (1870-1940) and retain a sufficient level of integrity.

- 1) 12740 Bodega Highway
- 2) 12790 Bodega Highway
- 3) 140 Bohemian Highway
- 4) 160 Bohemian Highway
- 5) 184 Bohemian Highway
- 6) 201 Bohemian Highway
- 7) 281 Bohemian Highway
- 8) 301 Bohemian Highway
- 9) 306 Bohemian Highway
- 10) 342 Bohemian Highway
- 11) 380 Bohemian Highway
- 12) 425 Bohemian Highway
- 13) 460 Bohemian Highway
- 14) 463 Bohemian Highway
- 15) 489 Bohemian Highway
- 16) 500 Bohemian Highway
- 17) 520 Bohemian Highway
- 18) 562 Bohemian Highway

Non-Contributing Buildings: Non-contributing buildings within the Freestone Historic District are buildings that were constructed during the period of significance (1870-1940) but do not retain a sufficient level of integrity or buildings that were constructed after the period of significance (after 1940).

- 1) 12605 Bodega Highway
- 2) 12775 Bodega Highway
- 3) 12777 Bodega Highway
- 4) 12879 Bodega Highway
- 5) 209 Bohemian Highway
- 6) 215 Bohemian Highway
- 7) 218 Bohemian Highway
- 8) 222 Bohemian Highway
- 9) 456 Bohemian Highway
- 10) 469 Bohemian Highway (located on the same parcel as 489 Bohemian Highway)
- 11) 493 Bohemian Highway
- 12) 521-525 Bohemian Highway
- 13) 611 Bohemian Highway
- 14) 12747 El Camino Bodega
- 15) 12950 El Camino Bodega

APPENDIX C

Department of Parks and Recreation (DPR) 523 Forms

APPENDIX D

**Photographs of Properties within the Freestone Historic District
that are Less than 45 Years Old**



12775 Bodega Highway, Freestone



209 Bohemian Highway, Freestone



222 Bohemian Highway, Freestone



456 Bohemian Highway, Freestone



*489 Bohemian Highway, Freestone.
(Located on the same parcel as 489 Bohemian Highway)*



521 Bohemian Highway, Freestone



611 Bohemian Highway, Freestone



12747 El Camino Bodega, Freestone



12777 Bodega Highway, Freestone

APPENDIX E

Glossary of Terms

APPENDIX E

Glossary of Terms

Note: Most of the definitions below are derived from *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, or Cyril M. Harris's *American Architecture, An Illustrated Encyclopedia*.

Alignment: The arrangement of objects along a straight line.

Architectural features: Prominent or significant parts or elements of a building or structure.

Articulation: Minor variation in the massing, setback, or height of a building, such as bay windows, porches, entrances or eaves that defines the structure.

Association: As related to the determination of “integrity” of a property, association refers to the direct link between a historic property and an important historic event, activity or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Bracket: A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or triangular truss.

Board-and-Batten: Wood siding construction in which vertical boards are covered at the joints by narrow wood strips.

Building: A “building”, such as a house, barn, church, hotel, or similar construction is created principally to shelter any form of human activity. The term “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Canopy: A roofed structure constructed for fabric or other material placed so that it extends outward from a building providing a protective cover for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Clapboards: Horizontal wooden boards that form the outer skin of the walls of many wood frame houses.

Compatibility: The size and character of a building element relative to other elements around it.

Context: The characteristics of the buildings, streetscape, and landscape that support or surround a given building.

Contributing building: A building within a historic district constructed during the period of significance of the district and retaining integrity.

Cornice: The molded horizontal projection that crowns or finishes the top of a wall where it meets the edge of the roof.

Design: As related to the determination of “integrity” of a property, design refers to the elements that create the physical form, plan, space, structure and style of a property.

District: A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united historically or aesthetically by plan or physical development.

Dormer: A roofed structure projecting from a sloping roof to allow for a vertical window or other opening into the room. A dormer can have a gable, hip or shed roof, and can be inset into the roof or project from its surface.

Double-hung window: A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

Eave: The underside of a sloping roof projecting beyond the wall of a building.

Elevation: A drawing showing the vertical elements of a building, either interior or exterior, with all of the features shown as if in a single vertical plane.

Façade: The front or principal exterior face of a building, any side of a building that faces a street or other open space.

False front: A front wall which extends above the roof or beyond the sides of a building to create a more imposing façade.

Feeling: As related to the determination of “integrity” of a property, feeling refers a property’s expression of the aesthetic or historic sense of a particular period of time.

Fenestration: The arrangement and design of windows and other openings on a building’s façade.

Form: The overall shape of a structure.

Gable: The portion of an end wall of a building above the eaves or cornice usually adjoining a pitched roof and usually triangular in shape.

Gothic Revival style: A style of architecture based on Gothic architectural element and forms that was popular in the United States from about 1830 to 1880 and was most often seen in country houses, churches, and some public buildings. Typical elements of this style include steeply pitched gable roofs; decorative brackets, finials, and ornamented verge boards; pointed arches, particularly for window openings; use of hood or label moldings; and incorporation of towers or turrets, and other picturesque elements.

Greek Revival style: A style of architecture based on Greek precedents and popular in the United States from about 1820 to 1860. Typical elements of this style include strict symmetry, severe lines, a low-to-medium pitched gable or hipped roof, pedimented gable ends or pronounced cornice returns, a strong cornice line, and porches with regularly placed columns or supports.

Italianate style: A style of architecture popular in California in the 1860s and 1870s, about loosely based on rural Renaissance farmhouses in northern Italy, and varying from picturesque villas with ornate detailing and asymmetrical massing to restrained and rigidly symmetrical town houses and commercial buildings. Typical elements include multiple stories, bracketed cornices, low-pitched pyramidal roofs, and narrow, hooded, framed or bracketed windows, often with a one-story front porch.

Infill: In a historic district, the construction of a new building within the district.

Integrity: As defined by the National Park Service, a property exhibits integrity if most of the aspects of integrity are intact, particularly those that are most relevant to the significance of the property, and if the property dates from its established period of significance. The aspects of integrity are: location, design, setting, materials, workmanship, feeling and association. A historic district that retains integrity is one in which the majority (typically about 60%) of its individual elements or properties retain integrity and date to its established period of significance.

Lintel: A horizontal structural member such as a beam of wood or stone that spans the top of an opening in a door or window to support the weight above it.

Mass: The physical size and form of a structure.

Material: As related to the determination of ‘integrity’ of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Molding: A long, narrow band or strip of material, typically wood or stone, with a constant profile or section, used as a decorative element at the edges of or joints between surfaces on bases, capitals, cornices, doors, panels, and windows.

Non-contributing building: A building within an historic district constructed outside the period of significance for the historic district, or a building that does not retain integrity.

Orientation: In urban design, the relationship of a building to the street or other public feature. The primary entrance to a building plays an important role in defining the orientation of the building.

Period of Significance: The span of time in which a property or a historic district attained its significance, typically the period in time in which its associations occurred, such an important event, association with an important person, or a period of architectural development.

Preservation: The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and site. It may include initial stabilization and ongoing maintenance of historic materials and features.

Queen Anne style: A style of architecture, popular in the United States from about 1885 to 1910, based on a romantic reinterpretation of the earlier Queen Anne style. Typical elements include an asymmetrical form, often with a wrap-around porch; use of multiple, contrasting materials and textures in exterior cladding; multiple roof forms, including gables and hip roofs; the use of dormers, towers and turrets to enliven the building form; and the use of applied decoration in the form of ‘gingerbread’ or decorative elements borrowed from other styles or eras.

Roof: The structure that caps or covers a building, including all materials and constructions to support it. Forms include the following:

Gable Roof features a single slope on each side of a central ridge.

Gambrel Roof features two slopes or flat surfaces on each side of a central ridge.

Hip Roof features adjacent flat surfaces that slope upward from all sides of the perimeter of a building.

Shed Roof features one slope composed of a single flat plane.

Jerkin-head Roof (clipped gable) is similar to gable but with a clipped end that assumes a hip shape.

Scale: The proportional relationship between buildings elements; in urban design, the relationship of a building to other built elements.

Setting: As related to the determination of “integrity” of a property, setting refers to the physical environment of a historic property.

Shingle: A thin piece of slate, tile, or wood used as an exterior covering on sloping roofs and/or walls.

Shiplap: An overlapping, joint the long edges of two boards, typically formed by a continuous, rectangular notch on opposite sides of both edges of each board; used to make a weather-tight joint for siding.

Siding: The nonstructural exterior wall covering of a wood frame building; types include horizontal board, shingle, board-and-batten, and various substitute materials; also seen as “cladding.”

Sill: The lowest horizontal member in a frame or opening for a window or door.

Stick style: An architectural style of wood-frame houses popular in the United States from about 1860 to 1890 that emphasized exterior wall patterns of varying textures divided by a rectangular grid of flat boards that typically expressed the inner structure of the building. Typical elements include asymmetrical massing, steeply pitched cross gable roofs, decorative trusses, brackets below overhanging eaves, and applied decorative elements.

Streetscape: The visual character of a street made up by a combination of elements, including the design of the cross section, the buildings enclosing each side, views along the route or at a distance, and decorative elements, including greenery, signage, and street fixtures.

Structure: The term “structure” is used to distinguish from a “building” those functional constructions made usually for purposes other than creating human shelter.

Stucco: An exterior wall covering consisting of Portland-cement mixed with lime, applied over a wood or metal lath.

Vernacular: A building built that is not designed by an architect or someone with formal design training; often based on traditional or regional forms; the style of a simple building with modest detailing and form, as opposed to a specific architectural style.

Visual continuity: A sense of unity among elements of the built environment due to similarities in alignment and orientation, form, scale, style, and/or detailing,

Window: An opening, generally in the external wall of a building, to admit light and/or air; usually glazed. The framework in which the glass is set is called a sash. A sash may be fixed (stationary) or move within the fixed frame. The glass may consist of one large pane of glass or may be subdivided into smaller panes or lights, divided by thin members called muntins.

Workmanship: As related to the determination of “integrity” of a property, workmanship refers to the physical evidence of the crafts of a particular culture, people, or artisan.